094.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	602,600 / 602,600
					USE VALUE:	602,600 / 602,600
					ASSESSED:	602,600 / 602,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151	-153	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATFIELD MICHAEL D
Owner 2:	MILES ELIZABETH H
Owner 3:	
Street 1:	151 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,144 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Aluminum Exterior and 1632 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6144.000	285,300		317,300	602,600
Total Card	0.141	285,300		317,300	602,600
Total Parcel	0.141	285,300		317,300	602,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.24 | /Parcel: 369.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61417
GIS Ref
GIS Ref
Insp Date 09/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0021.0

!7714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	285,500	0	6,144.	317,300	602,800	602,800	Year End Roll	12/18/2019
2019	104	FV	223,600	0	6,144.	364,700	588,300	588,300	Year End Roll	1/3/2019
2018	104	FV	228,100	0	6,144.	272,200	500,300	500,300	Year End Roll	12/20/2017
2017	104	FV	214,800	0	6,144.	246,600	461,400	461,400	Year End Roll	1/3/2017
2016	104	FV	214,800	0	6,144.	236,300	451,100	451,100	Year End	1/4/2016
2015	104	FV	192,900	0	6,144.	200,300	393,200	393,200	Year End Roll	12/11/2014
2014	104	FV	192,900	0	6,144.	190,100	383,000	383,000	Year End Roll	12/16/2013
2013	104	FV	200,100	0	6,144.	180,800	380,900	380,900		12/13/2012

PRINT

Date	Time
12/10/20	22:19:35

LAST REV

Date	Time
03/13/19	08:24:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7714

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAUDOIN RONALD	27618-578		8/20/1997		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	61417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2018	124	Insulate	4,265	C				
8/7/1997	462	Manual	1,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	345	PATRIOT
6/19/2001	Meas/Inspect	PM	Peter M
6/14/2001	Missed Appt.	PM	Peter M
11/2/2000	Hearing Chag	201	PATRIOT
4/1/2000	Inspected	270	PATRIOT
3/4/2000	Measured	197	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6144		Sq. Ft.	Site		0	70.	0.74	5			Topo	-25					317,267						317,300	

Total AC/HA: 0.14105 | Total SF/SM: 6144 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 317,267 | Spl Credit | Total: 317,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.29338229
Const Adj.:	0.85437453
Adj $ / SQ:	187.856
Other Features:	91073
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413469
Depreciation:	128175
Depreciated Total:	285294

COMMENTS

SCUTTLE.. FFL HEAT GAS/FHA. SFL HEAT GAS/FHW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

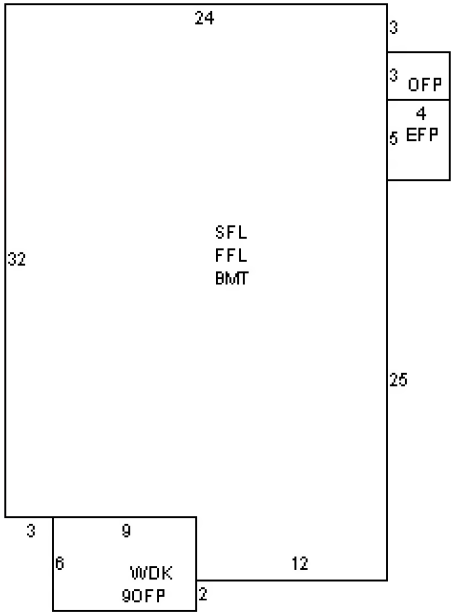
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.86
Special Features:	0	Val/Su Net:	144.38
Final Total:	285300	Val/Su SzAd	174.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	187.860	153,290
SFL	Second Floor	816	187.860	153,290
BMT	Basement	204	56.360	11,497
OFP	Open Porch	66	35.460	2,340
WDK	Deck	54	13.670	738
EFP	Enclos Porch	20	62.030	1,241

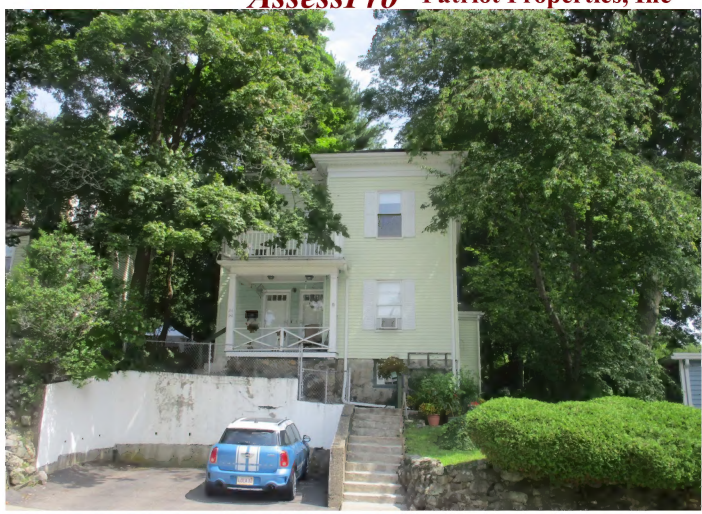
Net Sketched Area:	1,976	Total:	322,396
Size Ad	1632	Gross Are	2588	FinArea	1632
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	25				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X5	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	